055.0	0002	0041.0	1 of 2	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	694,800 /	729,100
USE VALUE:	694,800 /	729,100
ASSESSED:	694,800 /	729,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANTINI MARK & GARY--TRS
Owner 2:	SANTINI REALTY TRUST
Owner 3:	
Street 1:	P.O. BOX 93
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,109 Sq. Ft. of land mainly classified as Comm. Whs. with a Office Building built about 1968, having primarily Conc. Block Exterior and 5217 Square Feet, with 5 Units, 0 Bath, 0 3/4 Bath, 5 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	12109.000	363,200	3,000	328,600	694,800
Total Card	0.278	363,200	3,000	328,600	694,800
Total Parcel	0.278	396,400	4,100	328,600	729,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 133.18 | /Parcel: 94.93

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
37098			11/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 055.0-0002-0041.0

!4466!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	316	FV	397,500	4100	12,109.	323,200	724,800	724,800	Year End Roll	12/18/2019
2019	316	FV	372,200	4600	12,109.	285,500	662,300	662,300	Year End Roll	1/3/2019
2018	316	FV	372,200	4600	12,109.	285,500	662,300	662,300	Year End Roll	12/20/2017
2017	316	FV	372,200	4600	12,109.	285,500	662,300	662,300	Year End Roll	1/3/2017
2016	316	FV	372,200	4600	12,109.	285,500	662,300	662,300	Year End	1/4/2016
2015	316	FV	322,500	4800	12,109.	258,500	585,800	585,800	Year End Roll	12/11/2014
2014	316	FV	322,500	4800	12,109.	258,500	585,800	585,800	Year End Roll	12/16/2013
2013	316	FV	322,500	4800	12,109.	258,500	585,800	585,800		12/13/2012

PRINT

Date	Time
12/10/20	19:29:29

LAST REV

Date	Time
10/09/19	17:07:26

apro

USER DEFINED

Prior Id # 1:	37098
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4466

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17283-502		8/1/1986		535,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2019	I & E Return	JO	Jenny O
11/5/2018	MEAS&NOTICE	CC	Chris C
2/21/2017	I & E Return	EMK	Ellen K
3/13/2009	Meas/Inspect	197	PATRIOT
11/5/2008	MEAS&NOTICE	CC	Chris C
5/1/2000	Measured	197	PATRIOT
8/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	Comm. Whs.		12109		Sq. Ft.	Site		0	15.25	1.78	CF									328,551						328,600	

Total AC/HA: 0.27798 | Total SF/SM: 12109 | Parcel LUC: 316 | Comm. Whs. | Prime NB Desc: COMM FR | Total: 328,551 | Spl Credit | Total: 328,600

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	71 - Office		
Sty Ht:	3 - 3 Story		
(Liv) Units:	5	Total:	6
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	5	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

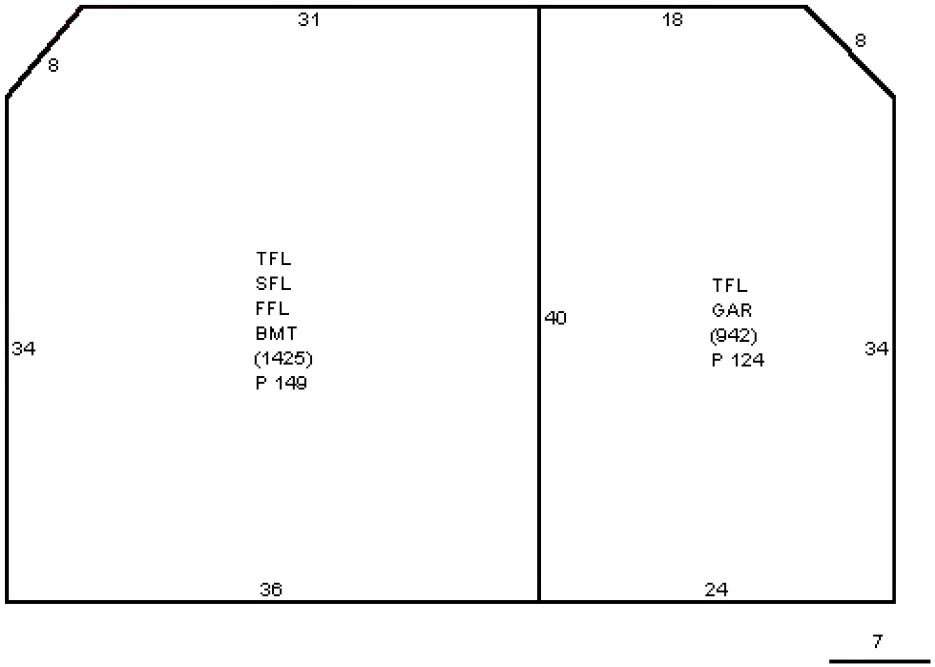
OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

FRIZZELL ELECTRIC, REGIONAL CONTRACTORS, INC..

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:					HB	5	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:	12 - Concrete	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	0.99168104
Const Adj.:	0.90392160
Adj $ / SQ:	94.122
Other Features:	12500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	558805
Depreciation:	195582
Depreciated Total:	363223

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	94.12
Special Features:	0	Val/Su Net:	47.89
Final Total:	363200	Val/Su SzAd	69.62

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
TFL	Third Floor	2,367	94.120	222,787
BMT	Basement	1,425	28.240	40,237
FFL	First Floor	1,425	94.120	134,124
SFL	Second Floor	1,425	94.120	134,124
GAR	Garage	942	15.960	15,032

Net Sketched Area:	7,584			Total:	546,304
Size Ad	5217	Gross Are	7584	FinArea	5217

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

055.0-0002-0041.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
87	Fence-4	D	Y	1	400	A	FR	1980	6.00	T	39	316			1,500			1,500
85	Paving	D	Y	1	600	A	FR	1980	4.00	T	39	316			1,500			1,500

Sample output to test PDF Combine only

More:	N	Total Yard Items:	3,000	Total Special Featues:		Total:	3,000

IMAGE

AssessPro Patriot Properties, Inc

055.0	0002	0041.0	2 of 2	Industrial
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	34,300 /	729,100
USE VALUE:	34,300 /	729,100
ASSESSED:	34,300 /	729,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANTINI MARK & GARY--TRS
Owner 2:	SANTINI REALTY TRUST
Owner 3:	
Street 1:	P.O. BOX 93
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,109 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1968, having primarily Conc. Block Exterior and 2463 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	0.000	33,200	1,100		34,300
Total Card	0.000	33,200	1,100		34,300
Total Parcel	0.278	396,400	4,100	328,600	729,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 13.93 | /Parcel: 94.93

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	37098
GIS Ref	
GIS Ref	
Insp Date	03/13/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 055.0-0002-0041.0

!4466!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

PRINT

Date	Time
12/10/20	19:29:32

LAST REV

Date	Time
07/12/19	10:35:16
apro	

USER DEFINED

Prior Id # 1:	37098
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4466

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/13/2009	Meas/Inspect	197	PATRIOT
5/1/2000	Measured	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	Comm. Whs.		0	0	Sq. Ft.	Site		0	0.	0.00	CF																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 316 | Comm. Whs. | Prime NB Desc: COMM FR | Total: | Spl Credit | Total:

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	43 - Warehouse
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 6
Foundation:	6 - Slab
Frame:	1 - Wood
Prime Wall:	21 - Conc. Block
Sec Wall:	%
Roof Struct:	4 - Flat
Roof Cover:	4 - Tar & Gravel
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	D- - Fair (-)		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	5 - Minimul		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	%		
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	5 - None		
Heat Type:	8 - None		
# Heat Sys:	0		
% Heated:	0	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	50.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	50	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.78249973
Adj $ / SQ:	43.194
Other Features:	-5926
Grade Factor:	0.66
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	66304
Depreciation:	33152
Depreciated Total:	33152

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0			Baths:				HB		

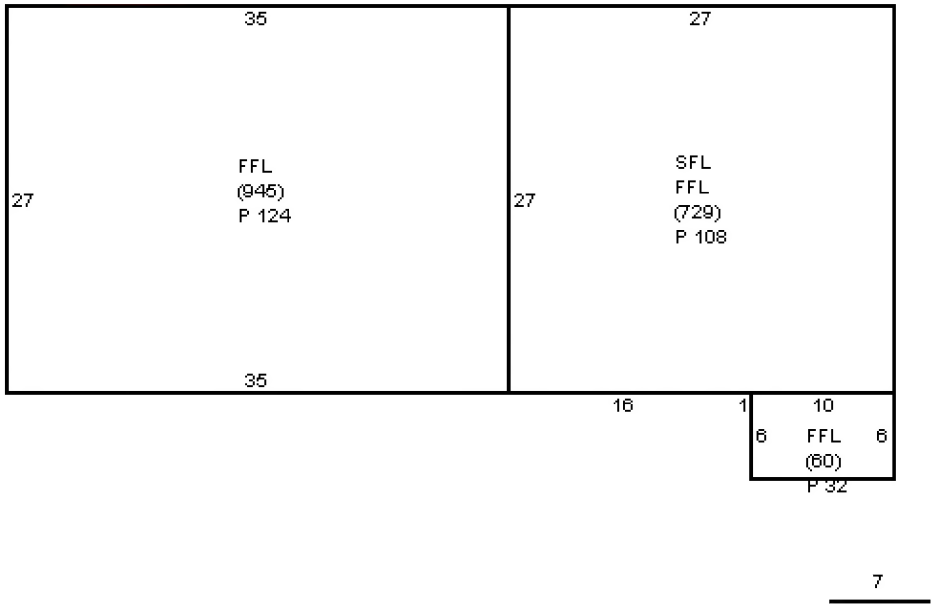
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,734	43.190	74,898
SFL	Second Floor	729	43.190	31,488

Net Sketched Area:	2,463			Total:	106,386
Size Ad	2463	Gross Are	2463	FinArea	2463

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	28.51
Special Features:	0	Val/Su Net:	13.48
Final Total:	33200	Val/Su SzAd	13.48

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 055.0-0002-0041.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
87	Fence-4	D	Y	1	300	A	AV	1970	6.00	T	39.2	316			1,100			1,100

Sample output to test PDF Combine only

More: N	Total Yard Items:	1,100	Total Special Featues:		Total: 1,100